

**!.LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 3
Mtg. Date May 1, 2018
Dept. Development Services Department

Item Title: **Ordinance No. 449 – Approval of the Downtown Specific Plan (General Plan Amendment GPA-180-0001) Authorizing a Comprehensive Amendment to the Downtown Village Specific Plan and Expansion of the Specific Plan Area (219 total acres)**

Staff Contact: David De Vries, Development Services Director
Michael Viglione, Assistant Planner

Recommendation:

- 1) Conduct the second reading, by title only, and adopt Ordinance No. 449 (**Attachment A**)

Item Summary:

On April 17, 2018, the City Council introduced Ordinance No. 449 (Attachment A) along with amendments to Exhibits A & B as it relates to response to comments from Helix Water District, Department of Toxic Substance Control and Caltrans and amendments to the circulation exhibits. This ordinance approves the Downtown Specific Plan (DSP) which includes an expansion and update of the 2005 Downtown Village Specific Plan. The DSP will serve as a regulatory document that defines and regulates Downtown Lemon Grove's density, land use designation, development, design, circulation and growth. The DSP seeks to leverage development opportunities near the City's transit stations to energize downtown through economic development, place making and balanced circulation supported by a pedestrian oriented multi-modal circulation network to spur the growth and development required to realize a revitalized downtown. Mitigation Measures included in the environmental assessment will reduce potential impacts to below a level of significance. If adopted, the ordinance becomes effective May 31, 2018.

Fiscal Impact:

No fiscal impact. SANDAG's Smart Growth Incentive Program (SGIP) grant is funding the DSP.

Environmental Review:

- | | |
|--|--|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Categorically Exempt | <input checked="" type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Notice to Stakeholders | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input checked="" type="checkbox"/> Community Workshops and Surveys | |

Attachments:

A. Ordinance No. 449 (GPA-180-0001) |

ORDINANCE NO. 449

AN ORDINANCE OF THE CITY OF LEMON GROVE CITY COUNCIL APPROVING THE DOWNTOWN SPECIFIC PLAN (GPA-180-0001) AND CERTIFYING MITIGATED NEGATIVE DECLARATION (ND18-01)

WHEREAS, the Community Development Element of the 1996 Lemon Grove General Plan anticipated the preparation of a specific plan for the traditional downtown commercial district at Broadway and Lemon Grove to optimize village redevelopment efforts and achieve community objectives; and

WHEREAS, the City Council adopted the Broadway Commercial Project Specific Plan (SP92-01) providing land use regulation for the Home Depot site at 7530 Broadway on July 20, 1992 with subsequent amendments; and

WHEREAS, the City Council adopted the Downtown Village Specific Plan on June 7, 2005 with subsequent amendments; and

WHEREAS, on March 3, 2015, the City Council approved Resolution 2015-3315 authorizing the submittal of a grant application for the Downtown Village Specific Plan Expansion Project; and

WHEREAS, on July 24, 2015, the City Council received a Notice of Smart Growth Incentive Program Planning Grant Award of \$175,000 from SANDAG; and

WHEREAS, on November 17, 2015, the City Council approved a professional services agreement with Rick Engineering for the preparation and execution of the Downtown Village Specific Plan Expansion Project; and

WHEREAS, on January 5, 2016, the City Council approved a revised professional services agreement with Rick Engineering to provide additional economic, land use, and traffic analysis; and

WHEREAS, on August 27, 2016 and December 10, 2016, City Staff held Community Workshop #1 and Community Workshop #2 to engage the community on key issues and opportunities of the Downtown Village Specific Plan Expansion; and

WHEREAS, on April 8, 2017, City staff held a City Council Workshop to provide public outreach findings and consultant recommendations; and

WHEREAS, on April 17, 2018, the City Council duly noticed and held a public hearing to consider the Specific Plan Amendment (GPA18-001); and

WHEREAS, a Negative Declaration of Environmental Impact (ND18-01) regarding the Specific Plan Amendment (GPA18-001) will be filed subsequent to its adoption and the approval of the proposed project by the City Council; and

WHEREAS, the City Council finds that this Specific Plan Amendment is necessary for the public interest and is consistent with the purpose and intent of the Specific Plan and Lemon Grove General Plan; and

WHEREAS, the City Council finds that this Specific Plan Amendment is necessary to promote a vibrant and thriving business environment, and leverage development opportunities near the transit station to achieve goals related to economic development, place making, and increased mobility; and

WHEREAS, at said public hearing, the City Council finds that the proposed Specific Plan is consistent with Sections 65450-65456 of the Government Code.

NOW, THEREFORE, BE IT RESOLVED that the City of Lemon Grove City Council hereby:

- SECTION 1.** Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and
- SECTION 2.** Finds and determines that the project deliverables are completed per the scopes of work for the Rick Engineering Professional Services Agreement and for the SANDAG SGIP Grant Agreement to the satisfaction of City staff and the City Council and finds that the final deliverables fulfill the SANDAG SGIP Grant requirements; and
- SECTION 3.** Certifies the adequacy of the Mitigated Negative Declaration of Environmental Impact (ND18-01); and
- SECTION 4.** Approves General Plan Amendment GPA-180-0001 and adopts the Downtown Specific Plan (Exhibit A) as a comprehensive update and expansion to the existing Downtown Village Specific Plan, expands the boundaries of Special Treatment Area I, dissolves Special Treatment Area III, and extends the boundaries of Special Treatment Area V west to the realigned intersection of Lemon Grove Avenue and North Avenue (Reference Figure 1.2-4 in Exhibit A); and
- SECTION 5.** Rescinds the 2005 Downtown Village Specific Plan and subsequent amendments and the 1992 Broadway Commercial Project Specific Plan which governs the Home Depot site and subsequent amendments; and
- SECTION 6.** Exempts applications deemed complete prior to the effective date of this Ordinance from the regulations of the Downtown Specific Plan (Exhibit A), including any resulting changes to fees and/or infrastructure or fair share costs, for a period of two years from the effective date of this ordinance.

Attachment A

Exhibit “A” – DRAFT Downtown Specific Plan

Available at: www.tinyurl.com/dvspe

Attachment A

Exhibit "B" - DRAFT Mitigated Negative Declaration ND18-01 w/ MMRP

Available at: www.tinyurl.com/dvspe